

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 24, 2008****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-25981 - APPLICANT/OWNER: NEVADA PARALYZED VETERANS OF AMERICA**

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**\*\* CONDITIONS \*\*****STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Rezoning Z-0018-91 shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/04/08, except as amended by conditions herein.
4. A Waiver from Title 19.12.040.A is hereby approved, to allow a zero-foot wide landscape buffer along the south property line where five feet is required.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

13. Remove all substandard public street improvements and alley improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
14. If on-street parking is not already prohibited adjacent to this site, submit a written request to the City Traffic Engineer to eliminate parking on Jones Boulevard adjacent to this site prior to the issuance of any permits or the issuance of a business license, whichever may occur first. Comply with the recommendations of the City Traffic Engineer.
15. In accordance with Rezoning Classification Z-18-91, contribute \$1,785.71 for area traffic mitigation prior to the issuance of any permits in lieu of the Traffic Signal Impact Fee.
16. Landscape and maintain all unimproved right-of-way, if any, on Jones Boulevard adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.
18. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Meadows Alta Parallel Storm Drain project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

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19. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-18-91 and all other applicable site-related actions.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a Site Development Plan Review for a proposed conversion of a 1,487 square-foot Single Family Residence to an Office with a Waiver of the perimeter landscape requirements to allow a zero-foot wide landscape buffer along the south property line where five feet is required on 0.15 acres at 704 South Jones Boulevard. The applicant intends to convert the entire existing 1,220 square foot residence and a 267 square foot portion of the existing garage into an Office use. The remaining portion of the garage, 193 square feet, will be removed to accommodate parking lot maneuverability at the front of the property.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
04/13/91	The City Council approved a request for a Rezoning (Z-0018-91) from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on the subject site as part of a larger request. The Planning Commission and staff recommended denial.
<b><i>Related Building Permits/Business Licenses</i></b>	
02/25/92	Building permit #92137315 to re-roof the structure was issued.
<b><i>Pre-Application Meeting</i></b>	
12/06/07	A pre-application meeting was held with the applicant. The applicant was informed that the parking lot layout at that time would require redesign to prevent vehicular traffic from backing onto Jones Boulevard and that waivers would be required in order to eliminate landscaping from the north and south property lines, where none was proposed.

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Gross Acres	.15

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Single Family Residential	O (Office)	P-R (Professional Office and Parking)
North	Office	O (Office)	P-R (Professional Office and Parking)

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South	Residential	O (Office)	R-1 (Single Family Residential) under Resolution of Intent to P-R (Professional Office and Parking)
East	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>			
A-O (Airport Overlay) District (200 Feet)	X		Y
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

**DEVELOPMENT STANDARDS**

*Pursuant to Title 19.08, the following development standards apply:*

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	6,650 SF	N/A
Min. Lot Width	60	66.5	Y
Min. Setbacks			
• Front	20 Feet	39 Feet	Y
• Side (north)	5 Feet	5.16 Feet	Y
• Side (south)	5 Feet	6.46 Feet	Y
• Rear	15 Feet	26.41 Feet	Y
Max. Lot Coverage	50%	22.23%	Y
Max. Building Height	2 stories/35 feet	14 feet	Y
Trash Enclosure	Yes	Alley Pickup	Y
Mech. Equipment	Screened	Unscreened	N

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*Pursuant to Title 19.12, the following landscape standards apply:*

<b><i>Landscaping and Open Space Standards</i></b>				
<b><i>Standards</i></b>	<b><i>Required</i></b>		<b><i>Provided</i></b>	<b><i>Compliance</i></b>
	<b><i>Ratio</i></b>	<b><i>Trees</i></b>		
Parking Area	1 Tree/6 Spaces	0 Trees	0 Trees	Y
Buffer: Min. Trees (north/west)	1 Tree/ 30 Linear Feet	6 Trees	6 Trees	Y
Buffer: Min. Trees (south)	1 Tree/20 Linear Feet	5 Trees	0 Trees	N
<b>TOTAL</b>		12 Trees	6 Trees	N
Min. Zone Width (west/Jones Blvd. frontage)	10 Feet*		10 Feet	Y
Min. Zone Width (north/south)	5 Feet		0 Feet	N
Min. Zone Width (rear/east)	None required, rear of property abuts existing alleyway		N/A	N/A
Wall Height	6-8 Feet		6 Feet	Y

\* Pursuant to Condition of Approval #2 of Z-0018-91 which states, "Install a minimum ten foot wide landscape planter on each lot adjacent to public street right-of-way as required by the Department of Community Planning and Development," the minimum required planter width adjacent to the public street right-of-way is 10 feet.

*Pursuant to Title 19.10, the following parking standards apply:*

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	1,487 SF	1 space/ 300 SF	4	1	4	1	Y
TOTAL			5		5		Y

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<b>Waivers</b>		
<b>Request</b>	<b>Requirement</b>	<b>Staff Recommendation</b>
Waiver of the perimeter landscape buffer to allow a zero-foot wide landscape buffer along the south property line	Five feet is required	Approval;

## **ANALYSIS**

The existing single-family residence on the property is intended to be converted into an office use. The exterior existing building is stucco with clapboard accents. The landscaping at the front of the property is representative of the building's original use, a single family home, and features a lawn, shrubs, and a large shade tree. Existing covered parking is accessed from the rear of the site, via an existing alley, and a small enclosed rear yard with a covered patio and large shade tree is also found at the rear of the property.

- **Zoning**

The existing zoning classification for this site is P-R (Professional Office and Parking). The property was rezoned in 1991 along with other R-1 properties along the east side of Jones Boulevard south of Alta Drive.

The P-R (Professional Office and Parking) District is designed to be a transitional zone allowing low intensity administrative and professional offices. The properties to the north and south have already been converted into professional offices. This area conforms to the existing O (Office) General Plan designation.

- **Site Plan**

Access to the site is from the existing 25-foot wide driveway on Jones Boulevard and the existing alleyway at the east perimeter of the property. One standard and one ADA van accessible parking space are accessed from Jones Boulevard while three standard parking spaces are accessed from the rear alley. This design is a result of the applicant working with staff to redesign the parking area which originally featured parking backing directly onto Jones Boulevard. While the rear of the property features parking spaces which back directly into the alley this treatment has been deemed acceptable by the Department of Public Works and mirrors that of adjacent and nearby P-R conversions on the east side of Jones Boulevard.

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- **Landscaping**

Two twenty-four inch box trees and eight shrubs have been provided in the ten foot landscape planter fronting Jones Boulevard. Along the north side of the property, the applicant has worked with staff to provide three additional twenty-four inch box trees and retain one existing mature shade tree as well as provide a total of twelve shrubs. Originally this application included a waiver of landscape buffers on both the north and south sides of the property, however at the request of staff, the applicant was asked and agreed to provide the required landscape along the north side of the property.

- **Waivers**

One waiver of the landscaping and design standards is necessary to accommodate the proposed site plan, if approved. The applicant has provided a zero-foot landscape buffer along the south property line where five feet is required. The current design features an approximately three foot spacing between both the front and rear parking areas and the existing six foot fence to the south, and a spacing of six and a half feet between the southern face of the building and the existing six foot wall. The applicant has expressed concern in placing trees or plantings in this area due to fears of roots damaging the foundation of the building. The applicant was asked to work with staff to provide landscape along the north property line where none was originally proposed, and as a result, Staff would lend support to the waiver requested for the south property line.

- **Elevations and Floor Plan**

The existing building was originally built in 1960 as a single-family home. The existing façade of the building will remain relatively unchanged with one exception. The applicant is removing a portion of the garage to accommodate parking at the front of the building and will be placing a new double door entry way in the center of the former garage. The interior of the structure will be renovated to include wider hallways, ADA accessible doorways and a new ADA accessible restroom.

## **FINDINGS**

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The proposed development will be compatible with existing P-R Zoned office developments to the north and south. As the building will generally maintain the appearance of a single family detached dwelling the site will be compatible with existing adjacent single-family residential properties to the east and west.



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2. **“The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;”**

The development of professional offices on this site is encouraged, as the property has been zoned for such use and is consistent with its O (Office) General Plan designation. The proposed development does not meet the perimeter landscape buffer requirements for the south perimeter. The applicant has requested a waiver to mitigate the deviation from the standards. This deviation is consistent with other landscape waivers which have been granted to other P-R conversions along Jones Boulevard.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”**

The site will have access to Jones Boulevard, a Primary Arterial (100-foot) on the Master Plan of Streets and Highways, which is adequate to provide access to serve the proposed use. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

4. **“Building and landscape materials are appropriate for the area and for the City;”**

Building and landscape materials are appropriate for the area and the City of Las Vegas.

5. **“Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”**

The elevations and design characteristics are consistent with the single-family residences in the area.

6. **“Appropriate measures are taken to secure and protect the public health, safety and general welfare.”**

With regular inspections for building permits and business licenses, the public health, safety and general welfare will be safeguarded.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

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**ASSEMBLY DISTRICT** 3

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**SENATE DISTRICT** 11

**NOTICES MAILED** 349

**APPROVALS** 2

**PROTESTS** 1